

Norwich, Vermont
Aquifer Protection District
Contact: Brian McMullen Fire Distric
(802)649-5424
Zoning Ordinance
Adopted 1983
Revised 1990

Zoning Regulations

for the

Town of Norwich, Vermont

8/15~O

Table of Contents

1. Enactment
2. Title
3. Authorization
4. Purpose
5. Definitions
6. GeneralStandards
- 6.1 Odors
- 6.2 Noise
- 6.3 Height Maxiniums
- .6.4 Minimum Areas and Setbacks within Districts
- 6.5 Fence Setbacks
- 6.6 Signs
- 6.7 Lighting

- 6.8.1 Parking Space Requirements
- 6.8.2 Parking Lot Design Requirements

- 7. Conditional Use
- 8. Pre-existing Uses
- 9. Variances
- 10. Zoning Districts

- 10.1 Business
- 10.2 Commercial/Industrial
- 10.3 Rural Residential
- 10.4 Village Residential
- 10.5 Aquifer Protection District

11. Site Development Plan Approval

- 11.1 Exclusions
- 11.2 Submission of Plan and Supporting Data
- 11.3 Bond
- 11.4 Review Procedure
- 11.5 Landscape Requirements
- 11.6 Minimum Screening Requirements
- 11.7 Timelines of Approval

- 12. Planned Residential Development
- 13. Shoreline Protection

- 13.1 General
- 13.2 Specific Standards

14. Flood Plain Management

- 14.1 Objectives and Description
- 14.2 Lands Subject to Regulation
- 14.3 Review Procedures
- 14.4 Development Standards
- 14.5 Duties of the Administrative Officer

I

- 14.6 Notification of Applicant
- 14.7 Variances
- 14.8 Flooding Outside the Hood Hazard Area
- 14.9 Definitions

15. Protection of Public Water Supplies

16. Administration and Enforcement

16.1 Administrative Officer

16.2 Zoning Permits

16.2.1 Requirement for a Permit

16.2.2 Forms

16.2.3 Conformance

16.2.4 Information to be Furnished for a Permitted Use

16.2.5 Information to be Furnished for a Conditional Use

16.2.6 Appeal Period

16.2.7 Posting of Permit

16.2.8 Notice of Hearings

16.2.9 Amendments

16.2.10 Interpretation

16.2.11 Effective Date

16.2.12 Separability

16.2.13 Repeal

16.2.14 Penalties

16.2.15 Revocation of Permit and Enforcement

16.2.16 Appeals

17. Applicable Law

17.1 Reference

18. Appendixes

18.1 Maps

19. Subdivision Regulations

ii

10.5 Aquifer Protection District

The Aquifer Protection District is defined as follows: (see attached map entitled "Norwich Aquifer Protection District").

Beginning at a point at the intersection of the northerly bank of the Connecticut River and the westerly bank of the stream flowing into the Connecticut River from the "Lily Pond", so called; thence proceeding in a northeasterly direction along the northerly bank of the Connecticut River a distance of three thousand feet (3000') to a point; thence turning and proceeding in a northwesterly direction in a straight line to the westerly-most point of the "Lily Pond"; thence turning at an angle which is perpendicular to the northwesterly bank of the stream leading from the "Lily Pond" to the Connecticut River and proceeding in a straight line a distance of one hundred (100') feet to a point; thence tuning and proceeding in a southwesterly direction along a

line located at a constant distance of one hundred (100') feet from the northwesterly bank of said stream to the point of intersection with the northerly boundary of property now owned by the Norwich Fire District; thence continuing in a westerly and then a southerly direction along the northerly and westerly boundary of said property of the Norwich Fire District to the intersection of said boundary with the westerly bank of the stream leading from the "Lily Point" to the Connecticut River; thence continuing in a westerly and southerly direction along the westerly bank of said stream to the point and place of beginning.

10.5.1 Aquifer Protection District: Permitted Uses

Recreation uses which pose no threat of contamination or pollution of the ground water. No more than 10% of a lot or tract in the Aquifer Protection District shall be covered with pavement, roofing, or other material impervious to water.

Agriculture and Forestry (except as provided in Section 10.5.2).

10.5.2 Aquifer Protection District: Conditional Uses

Any proposal for agricultural or forestry uses utilizing pesticides, herbicides, or fertilizer, must demonstrate a program for the spraying or spreading of herbicides, pesticides and fertilizers which is in accordance with the best management practices as set forth by the Vermont Department of Agriculture and the U.S. Soil Conservation Service.

One-unit residential uses on lots of not less than five acres each, after determination by the Board that wastewater treatment and disposal systems, on-surface and subsurface storage or disposal of materials, alteration of topography, and construction and maintenance of structures will not result in the contamination of or adversely affect the flow of ground or surface water or diminish the recharge capability of the aquifer. No residential building or development of any other nature is permitted on the land within the Protection District to the north and east of the Town Well as described in Section 10.5 and the attached Aquifer District Protection Map.

10.5.3 No other use is permitted in the Aquifer Protection District.

in accordance with the provisions of 24 V.S.A. Section 4468; and Section 4412(h) and in accordance with the criteria for granting variances found in CFR Section 60.6 of The National Flood Insurance Program Regulations.

upon a determination that during the base flood discharge the variance will not result in increased flood levels, threats to public safety, extraordinary public expense, or create nuisances, defraud or victimize the public, or conflict with existing local laws or ordinances.

14.11 These regulations do not imply that land outside the areas of special flood hazard or land uses permitted within such districts will be free from flooding or flood damage. These regulations shall not create liability on the part of Norwich or any town official or employee thereof for any flood damage that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

(15.) Protection of Public Water Supplies

The following uses shall not be permitted within 1000 ft. of any source of public water supply, including a spring or well, which serves 25 or more persons or to which there are 10 or more user connections.

- Dumps or sanitary landfills
- Junk Yards
- Discharges of liquid waste to land surfaces
- Land application or landfilling of sludges from wastewater treatment facilities, industrial processes or other sludge producers
- Storage of petroleum products
- Storage of chemicals for industrial processes or as wastes awaiting disposal
- Storage of road salt or sand/salt mixtures for highway users
- industrial activities including industrial wastewater mpoundments in pits, ponds or lagoons.

16. Administration and Enforcement

16.1 Administrative Officer:

The Administrative Officer shall be appointed by the Selectmen after recommendation by the Planning Commission to administer the zoning regulations pursuant to Section 4442 of the Act. Said officer shall enforce the provision of these regulations literally and inso doing shall inspect developments, maintain records and perform all other tasks necessary to carry out the provisions of these regulations. Appeals from any decision or act taken by the Administrative Officer shall be made as provided for in Subchapter 8 of the Act. An acting Administrative Officer may be appointed pursuant to Section 4442(b) of the Act.

16.2 Zoning Permits:

16.2.1 No development, as defined in Section 5.7 of the Norwich regulation, may commence without a permit issued by the Administrative Officer. No zoning permit may be issued by the Administrative Officer except in conformance with these regulations including the Flood Plain Regulations, if applicable.

